

113.0

0003

0018.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,244,600 / 1,244,600

USE VALUE: 1,244,600 / 1,244,600

ASSESSED: 1,244,600 / 1,244,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LUBASHEV BORIS & LYUDMILA	
Owner 2:	
Owner 3:	

Street 1: 17 WRIGHT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TURKEY HILL HOME BUILDERS LLC -

Owner 2: -

Street 1: 42 JAMES STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,646 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3754 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6646		Sq. Ft.	Site		0	70.	0.93	6									433,566						433,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										315845
										GIS Ref
										GIS Ref
										Insp Date
										01/17/20

**USER DEFINED**

Prior Id # 1:	72012
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:42:21
DATE	TIME
02/05/20	09:44:39
mmcmakin	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
113.0-0003-0018.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,070,700	0	6,646.	433,600	1,504,300	1,504,300	Year End Roll	12/18/2019
2019	101	FV	828,800	0	6,646.	427,400	1,256,200	1,256,200	Year End Roll	1/3/2019
2018	101	FV	828,800	0	6,646.	328,300	1,157,100	1,157,100	Year End Roll	12/20/2017
2017	101	FV	828,800	0	6,646.	309,700	1,138,500	1,138,500	Year End Roll	1/3/2017
2016	101	FV	828,800	0	6,646.	284,900	1,113,700	1,113,700	Year End	1/4/2016
2015	101	FV	808,300	0	6,646.	266,300	1,074,600	1,074,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
TURKEY HILL HOM	64344-27		10/8/2014			1,080,000	No	No					
CARLSON MICHAEL	62882-396		11/4/2013	Mult Lots		467,000	No	No		CHARLES ALFRED CARLSON JR D.O.D. 1/14/2013.			
TURKEY HILL HOM	62875-374		11/1/2013	Mult Lots		455,000	No	No					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2015	172	Solar Pa	45,815					Install solar pane
9/18/2014	1220	Redo Bas	6,000		9/18/2014			Finish basement an
8/18/2014	1006	Heat App	17,000		8/18/2014			Install heat and a
1/27/2014	66	New Buil	180,000	O				
12/18/2013	1826	Foundati	9,500	C				

Date	Result	By	Name
1/17/2020	Inspected	PT	Paul T
5/20/2015	Permit Insp	PC	PHIL C
5/30/2014	Meas/Inspect	PC	PHIL C
5/29/2014	Whole Card	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

